

AFTER RECORDING RETURN TO:  
Radian Settlement Services Inc.  
1000 GSK Drive  
Suite 210  
Coraopolis, PA 15108  
File No. 1280551625-1

MAIL TAX STATEMENTS TO:  
Austin Gauldin and Dolores Gauldin  
409 Highway 30  
Columbiana, AL 35051

This document prepared by:  
John Windsor, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 21-6-24-4-001-002.002

### **SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 23<sup>rd</sup> day of March, 2026, by and between **Federal Home Loan Mortgage Corporation**, located at 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **Austin Gauldin and Dolores Gauldin, Husband and Wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 409 Highway 30, Columbiana, AL 35051, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Four Hundred Five Thousand One Hundred and 00/100 Dollars (\$405,100.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, State of AL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 409 Highway 30, Columbiana, AL 35051

Prior instrument reference: Inst. No.: 20230414000105190, Recorded: 04/14/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will

defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 23<sup>rd</sup> day of March, 2026.

**Federal Home Loan Mortgage Corporation by: RADIAN SETTLEMENT SERVICES INC. as attorney-in-fact**

POA Previously recorded in Shelby County, AL on 2/28/2025 under Instrument Number 20250228000058000

Brian Stultz  
Name: **Brian Stultz**  
Title: **Closing Agent**

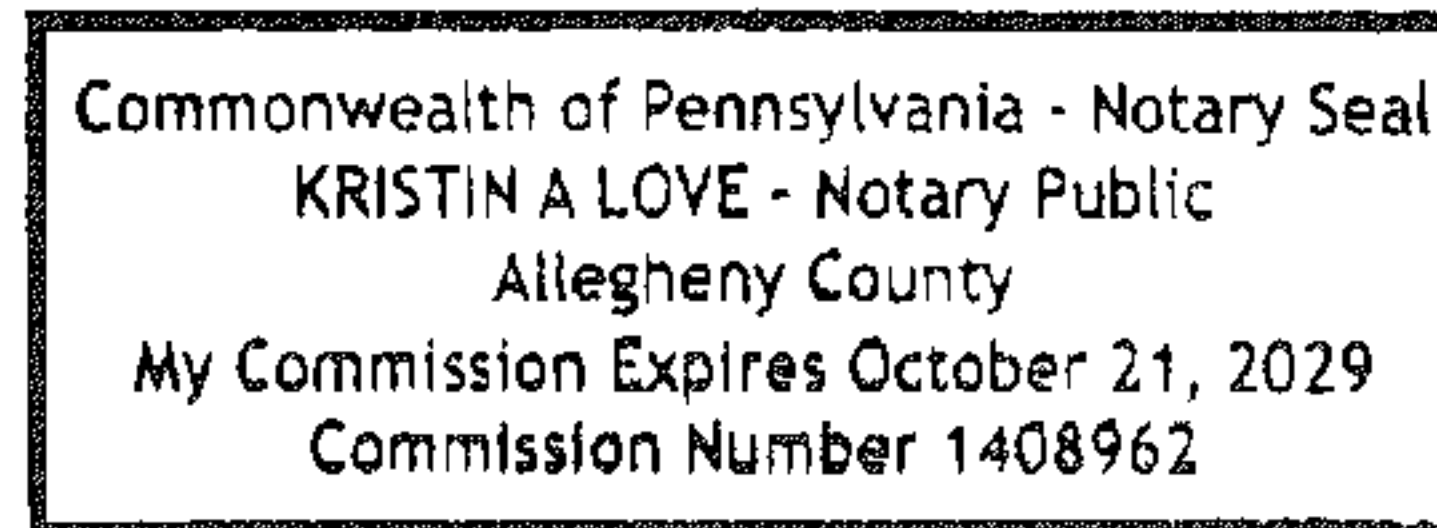
STATE OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Brian Stultz**, whose name as **Closing Agent of Federal Home Loan Mortgage Corporation by: RADIAN SETTLEMENT SERVICES INC. as attorney-in-fact**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said CLOSING AGENT.

Given under my hand and seal this the 23<sup>rd</sup> day of MARCH, 2026.

[Signature]  
NOTARY PUBLIC

My commission expires: OCT. 21<sup>ST</sup>, 2029



No title exam performed by the preparer. Legal description and party's names provided by the party.

\$384,845.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY, COUNTY, ALABAMA, TO-WIT:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 WEST, THENCE NORTH 00 DEGREES 43 MINUTES 29 SECONDS EAST A DISTANCE OF 332.59 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 36 SECONDS EAST A DISTANCE OF 244.31 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00 DEGREES 36 MINUTES 57 SECONDS WEST A DISTANCE OF 149.00 FEET; THENCE SOUTH 74 DEGREES 16 MINUTES 56 SECONDS EAST A DISTANCE OF 255.24 FEET; THENCE NORTH 81 DEGREES 46 MINUTES 33 SECONDS EAST A DISTANCE OF 175.58 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 57 SECONDS EAST A DISTANCE OF 196.74 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 36 SECONDS WEST A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING.

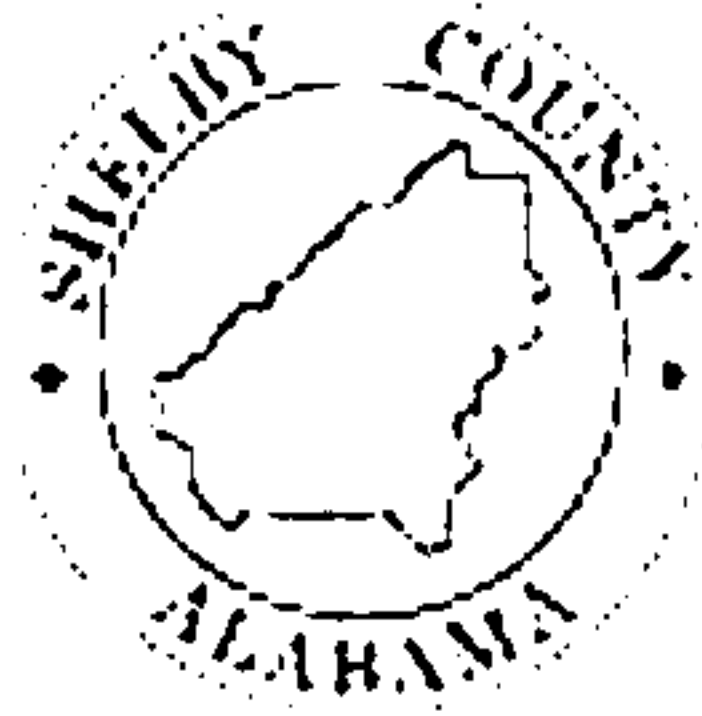
30 FOOT INGRESS, EGRESS AND UTILITY EASEMENT:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 00 DEGREES 43 MINUTES 29 SECONDS EAST, A DISTANCE OF 332.59 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 36 SECONDS EAST, A DISTANCE OF 244.31 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 57 SECONDS WEST, A DISTANCE OF 133.46 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 30 FOOT INGRESS, EGRESS AND UTILITY EASEMENT LYING 15 FEET EITHER SIDE OF AND PARALLEL TO DESCRIBED CENTERLINE; THENCE NORTH 74 DEGREES 16 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 71.13 FEET; THENCE SOUTH 52 DEGREES 46 MINUTES 08 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 161.72 FEET; THENCE SOUTH 05 DEGREES 09 MINUTES 08 SECONDS EAST ALONG CENTERLINE A DISTANCE OF 185.83 FEET; THENCE SOUTH 37 DEGREES 58 MINUTES 56 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 120.37 FEET; THENCE SOUTH 59 DEGREES 24 MINUTES 11 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 224.31 FEET; THENCE SOUTH 05 DEGREES 23 MINUTES 35 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 177.79 FEET; THENCE SOUTH 49 DEGREES 37 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 275.34 FEET; THENCE SOUTH 79 DEGREES 02 MINUTES 36 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 99.75 FEET TO THE END OF SAID EASEMENT.

ALSO: A 30 FOOT NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT ACROSS THE WESTERLY PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 WEST CONNECTING THE ABOVE DESCRIBED EASEMENT TO THE ROADWAY.

Parcel ID: 21-6-24-4-001-002.002

Property commonly known as: 409 Highway 30, Columbiana, AL 35051



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/27/2026 02:34:35 PM  
\$51.50 JOANN  
20260327000088680

*Allen S. Boyd*

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Federal Home Loan Mortgage Corporation	Grantee's Name	Austin Gauldin, Dolores Gauldin
Mailing Address	6555 Excellence Way	Mailing Address	409 Highway 30
	Plano, TX 75023		Columbiana, AL 35051
Property Address	409 Highway 30	Date of Sale	
	Columbiana, AL 35051	Total Purchase Price	\$405,100.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/23/2026 Print Brian Stultz

Unattested Sign Brian Stultz

(verified by) (Grantor/Grantee/Owner/Agent) circle one